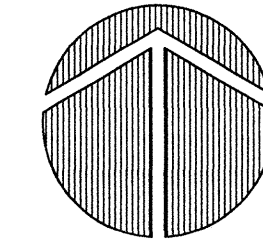
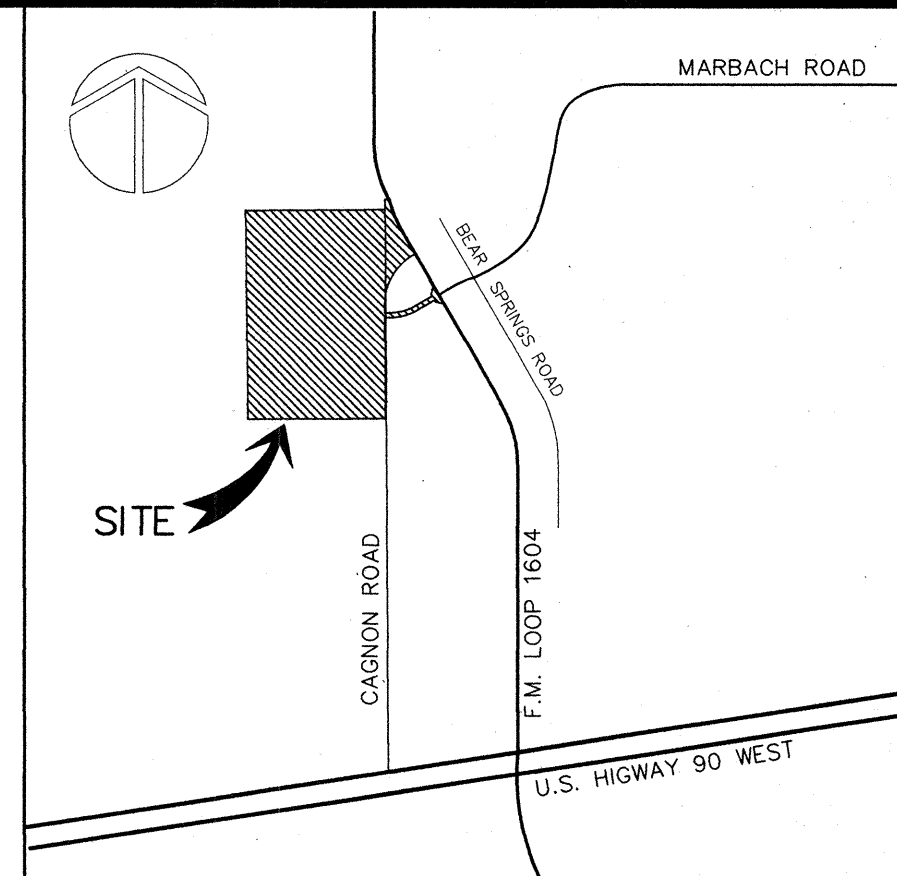


OWNER: CARL R. OLSON, (TRUSTEE)
(VOL. 5576, PG. 1086)



SCALE: 1" = 200'



LOCATION MAP
N.T.S.

RECEIVED
90 DEC 11 AM 7:43
COUNTY OF BEXAR
LAND DEVELOPMENT
SERVICES DIVISION

OWNER: H. KYLE SEALE
(VOL. 3058, PG. 2076)

P.O.A.D.P. BOUNDARY

X = 2,058,343
Y = 13,692,001

P.O.A.D.P. BOUNDARY

OWNER: TEXAS SAVINGS & LOAN ASSOCIATION
(VOL. 5510, PG. 596)

REVISION	DATE	DRAWN BY
EXTEND UNIT 4 TO MARBACH	9/22/98	L.D.L.
REV. UNIT 1, 2 & 3 LIMITS	11-17-98	L.D.L.
REV. P.O.A.D.P. LIMITS	11-17-98	L.D.L.
REV. ALL UNIT LIMITS	12-10-98	L.D.L.



SCALE:
1" = 200'
DESIGNED BY: D.S.D.
DRAWN BY: D.S.D./L.D.L.
CHECKED BY: D. R. F.

SUN BELT ENGINEERS, INC.
CIVIL ENGINEERS & SURVEYORS
SAN ANTONIO, TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
MEDINA VALLEY RANCH SUBDIVISION
BEXAR COUNTY, TEXAS

SHEET 1
OF 1
DATE: AUG, 1998
PROJECT NO.
97130

LEGEND:
P.O.A.D.P. BOUNDARY
UNIT BOUNDARY
PRIVATE STREETS
CUL-DE-SAC

PLAN HAS BEEN ACCEPTED BY TOTAL ACREAGE: 213

COSA

Dec 18, 1998 618
(number)

OWNER: SAN ANTONIO LAND FUND I

If no plats are filed, plan will
expire on June 18, 2000

1st plat filed on

DEVELOPER:
JOHNNY STEVENS
P.O. BOX 782257
WICHITA, KS. 67278

BLOCK 49														BLOCK 50														BLOCK 51																																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
WESBURY SUBDIVISION UNIT 5 (VOL. 4080, PG. 191)														LITTLE BUD DRIVE														BLOCK 52																																		
22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
BLOCK 46														BLOCK 47														BLOCK 48																																		

WESBURY SUBDIVISION UNIT 5
(VOL. 4080, PG. 191)

LITTLE BUD DRIVE

BLOCK 48
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42

CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POSDP. To be accepted for review, a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary overall Development Plans of the San Antonio Unified Development Code, and must be certified to contain the following:

Date Submitted: <u>December 11, 1998</u>	Name of POADP: <u>Medina Valley Ranch Subdiv.</u>
Owners: <u>San Antonio Land Fund I</u>	Consulting Firm: <u>Sun Belt Engineers, Inc.</u>
Address: <u>P. O. Box 782257</u>	Address: <u>3211 Nacogdoches Rd. Ste.101</u>
<u>Wichita, KS 67278</u>	<u>San Antonio, TX 78217-3398</u>
Phone: <u>(316) 636-2100</u>	Phone: <u>(210) 655-6110</u>
Existing zoning: <u>N/A</u>	Proposed zoning: <u>N/A</u>

Texas State Plane Coordinates: X: 2,080,841 Y: 13,695,802

Site is over/within/includes:	San Antonio City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Edward Aquifer Recharge Zone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Projected # of Phases: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
-------------------------------	---

Land area being platted:	Lots	Acres
Single Family (SF)	<u>6</u>	<u>210</u>
Multi-family (MF)	<u>1</u>	<u>3</u>
Commercial and non-residential		

Is there a previous POADP for this Site?	Name <u>No</u>	No. <u></u>
Is there a corresponding PUD for this site?	Name <u>No</u>	No. <u></u>
Plats associated with this POADP or site?	Name <u>No</u>	No. <u></u>
	Name <u></u>	No. <u></u>
	Name <u></u>	No. <u></u>

Contact Person and authorized representative:

Print Name: <u>D.R. Frazor, P.E.</u>	Signature: <u><i>D.R. Frazor, P.E.</i></u>
Date: <u>December 10, 1998</u>	Phone: <u>(210) 655-6110</u> Fax: <u>(210) 655-3468</u>

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits; N/A
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: D. R. Frazor, P.E.

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

December 18, 1998

D. R. Frazor
Sun Belt Engineers, Inc.
3211 Nacogdoches, Suite 101
San Antonio, TX 78217

Re: Medina Valley Ranch

POADP # 618

Dear Mr. Frazor:

The City Staff Development Review Committee has reviewed Medina Valley Ranch Subdivision Preliminary Overall Area Development Plan # 618. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department

Post-it® Fax Note 7671		Date 11/30/98	# of pages 1
To Elizabeth Carol		From Jesse Hayes	
Co./Dept. CSA Planning		Co. TX DOT	
Phone #		Phone # 615 5860	
Fax # 207 4441		Fax #	

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78204-3601 • (210) 615-1110

November 30, 1998

P.O.A.D.P. REVIEW

Medina Valley Ranch Subdivision
Located on Loop 1604 @ Marbach Road

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Variable Width Row dedication along Loop 1604.

Access Limits/Restrictions

This property is eligible for a maximum combined total of one(1) access point located at the extension of Marbach Road. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn
Judy Friesenhahn, P.E.
Advance Project
Development Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

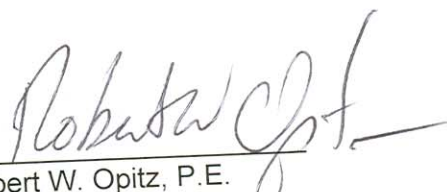
COPIES TO: File

SUBJECT: The Medina Valley Ranch Subdivision, POADP Level 2 T.I.A.


Date: November 10, 1998

The Streets and Traffic Engineering Division has reviewed the Level-2 Traffic Impact Analysis for the Medina Valley Ranch Subdivision POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of manufactured housing estimated to generate 876 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through three access points on the proposed extension of Marbach Road.


Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:


Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 98TIA1023

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

98 NOV 13 AM 9:53

RECEIVED

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1259750

AMT ENCLOSED _____

50-04-5573
SUN BELT ENGINEERS INC.
3211 NACOGDOCHES RD
S.A. TX 78217

AMOUNT DUE 370.00
INVOICE DATE 8/21/1998
DUE DATE 8/21/1998

PHONE: 000 - 0000

POADP
MEDINA RIVER VALLEY RANCH
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 8/21/1998 INVOICE 1259750 ACCOUNT 50-04-5573 DUE DATE 8/21/1998 OFFICE HOURS 7:45 - 4:30

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 370.00

↓

PAID SATO
MP-3

AUG 2 1998

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 08/20/1998 CK# 6941 MEDINA RIVER
END 08/20/1998

PREVIOUS BAL 0.00 CURRENT CHARGES 370.00 NEW BALANCE 370.00 TOTAL AMT DUE 370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

Sun Belt Engineers, Inc.

CIVIL ENGINEERS & SURVEYORS
3211 NACOGDOCHES ROAD, SUITE 101
SAN ANTONIO, TEXAS 78217-3398

Ph. (210) 655-6110 FAX (210) 655-3468

August 6, 1998

Mrs. Elizabeth Carol
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

HAND DELIVER

Re: P.O.A.D.P for
Medina Valley Ranch Subdivision
Bexar County, Texas

Dear Elizabeth:

Enclosed herewith are the following items for the referenced project:

- 1.) Six copies of the Preliminary Overall Area Development Plan (P.O.A.D.P.)
- 2.) Completed P.O.A.D.P. application
- 3.) Check for \$370.00 for processing fee.

We are presently conducting the Traffic Impact Analysis study (T.I.A.) and will forward copies to you as soon as completed. We are aware that final approval for the P.O.A.D.P. cannot be granted without the approved Traffic Impact Analysis study. However, please review the P.O.A.D.P. as is and advise of any modifications necessary.

Please call me if you need anything additional.

Sincerely yours,

SUN BELT ENGINEERS, INC.
Civil Engineers & Surveyors



Richard E. Frazor

DRF:wc (97130.MedinaValleyRanch)

Enclosures

cc: Mr. Johnny Stevens w/enclosures
Mr. Joe Nix w/enclosures

SUN BELT ENGINEERS, INC.

CIVIL ENGINEERS AND SURVEYORS

3211 Nacogdoches Road, Suite 101

San Antonio, Texas 78217-3398

Phone: (210) 655-6110 ♦ Fax: (210) 655-3468

LETTER OF TRANSMITTAL

DATE	AUGUST 28, 1998	JOB NO.	97130
ATTENTION:	Elizabeth Carol		
RE:	Medina Valley Ranch Subdivision		

TO: City of San Antonio
Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

GENTLEMEN:

WE ARE SENDING HERewith THE FOLLOWING ITEMS:

- | | | | | |
|---|--|-----------------------------------|--------------------------------|---|
| <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Estimate | <input type="checkbox"/> Plans | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> _____ | | |

COPIES	DATE	NO.	DESCRIPTION
6			Revised P.O.A.D.P.
1			Revised P.O.A.D.P. Application

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | | |
|---|---|-----------------------------------|-------------------------|
| <input checked="" type="checkbox"/> FOR APPROVAL | <input type="checkbox"/> APPROVED AS SUBMITTED | <input type="checkbox"/> RESUBMIT | COPIES FOR APPROVAL |
| <input type="checkbox"/> FOR YOUR USE | <input type="checkbox"/> APPROVED AS NOTED | <input type="checkbox"/> SUBMIT | COPIES FOR DISTRIBUTION |
| <input type="checkbox"/> AS REQUESTED | <input type="checkbox"/> RETURNED FOR CORRECTIONS | <input type="checkbox"/> RETURN | CORRECTED PRINTS |
| <input type="checkbox"/> FOR REVIEW AND COMMENT | <input type="checkbox"/> REVISED AS REQUESTED | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> PLEASE ACKNOWLEDGE RECEIPT AND RETURN ONE COPY OF TRANSMITTAL LETTER | | | |

REMARKS:

As you and I discussed on the telephone the other day, we have changed the P.O.A.D.P. by eliminating the commercial, multifamily and R.V. park areas. Your comments have also been incorporated into the plan and application. Please replace the old P.O.A.D.P. with this new one.

The TIA is being prepared by Joe Nix of W.F. Castella and will be submitted to the City by separate cover.

It is my understanding that the fee we paid with the original P.O.A.D.P. submittal covers this submittal likewise. Please advise if this is not correct. Thank You.

SIGNED: D. Scott Dye, E.I.T.

Receipt is hereby acknowledged this _____ day of _____ 19 _____

SIGNED: _____

If ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US AT ONCE.

SUN BELT ENGINEERS, INC.

CIVIL ENGINEERS AND SURVEYORS

3211 Nacogdoches Road, Suite 101

San Antonio, Texas 78217-3398

Phone: (210) 655-6110 ♦ Fax: (210) 655-3468

LETTER OF TRANSMITTAL

DATE	DECEMBER 10, 1998	JOB NO.	97130
ATTENTION:	Elizabeth Carol		
RE:	Medina Valley Ranch Subdivision		

TO: City of San Antonio
Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

GENTLEMEN:

WE ARE SENDING HERewith THE FOLLOWING ITEMS:

- | | | | | |
|---|--|-----------------------------------|--------------------------------|---|
| <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Estimate | <input type="checkbox"/> Plans | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> | | |

COPIES	DATE	NO.	DESCRIPTION
6			Revised P.O.A.D.P.
1			Revised P.O.A.D.P. Application

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | | |
|---|---|-----------------------------------|-------------------------|
| <input checked="" type="checkbox"/> FOR APPROVAL | <input type="checkbox"/> APPROVED AS SUBMITTED | <input type="checkbox"/> RESUBMIT | COPIES FOR APPROVAL |
| <input type="checkbox"/> FOR YOUR USE | <input type="checkbox"/> APPROVED AS NOTED | <input type="checkbox"/> SUBMIT | COPIES FOR DISTRIBUTION |
| <input type="checkbox"/> AS REQUESTED | <input type="checkbox"/> RETURNED FOR CORRECTIONS | <input type="checkbox"/> RETURN | CORRECTED PRINTS |
| <input type="checkbox"/> FOR REVIEW AND COMMENT | <input type="checkbox"/> REVISED AS REQUESTED | <input type="checkbox"/> | |
| <input type="checkbox"/> PLEASE ACKNOWLEDGE RECEIPT AND RETURN ONE COPY OF TRANSMITTAL LETTER | | | |

REMARKS:

All comments have been incorporated into the plan and the application has been changed. We are now platting the front portion of Marbach Road as Unit 1 separately. Please replace the old P.O.A.D.P. with this new one.

SIGNED: D. Scott Dye, E.I.T.

Receipt is hereby acknowledged this _____ day of _____ 19 _____

SIGNED: _____

IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US AT ONCE.

Medina Valley Ranch
@ Cagnon + 1604
outside city

7 SF lots on 202 acres
1 multi family on 17 acres
3 commercial on 24 acres

called Scott

- TIA
- Trees
- TXDOT
- drainage
- 1' non access easement
- Show collector + local B road curb cuts from streets
- Slope note

• show ROW
4 cagnon

Medina Valley
@ Cagnon + 1604
OCL

6 multifamily lots on
211 acres

ask o

- TIA
- Trees
- need 1' non access easement
- What does shading mean.
- label Street
- How is unit 4 = lot 4 and where is the Street frontage.

not including the
area east of
cagnon.

called Jeff 9.16.98